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COMMUNITY BOARD NO. 2, MANHATTAN

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February 23, 2026

Director
Licensing Issuance Division
NY State Liquor Authority 163 W. 125th Street
New York, New York 10027

Dear Sir/Madam:

At its Full Board meeting on February 19, 2026, Community Board #2, Manhattan (CB2, Man.) adopted the following resolution:

Shin Takumi Inc 44 Greenwich Ave 10011 (WBC–Restaurant) (*previously unlicensed*)

- i. **Whereas**, the Applicant and Applicant’s attorney appeared before Community Board 2, Manhattan’s SLA Committee #2 to present an application to the NYS Liquor Authority for a Restaurant Wine License to operate a Japanese Omakase restaurant in the first floor of a three (3)-story mixed-use building (ca. 1854) on Greenwich Avenue between Charles and Perry Streets (Block #606/Lot #17), the building falling within NYC LPC’s designated Greenwich Village Historic District; and
- ii. **Whereas**, the first floor premises, which is a few steps up from street level, is roughly 920 sq. ft.; there will be sushi bar with 18 seats and no tables or other seating for a total seated occupancy of 18 persons, there is one (1) door will serve as patron ingress and egress, one emergency exist in the rear and there is one (1) bathroom; the storefront infill being fixed with no operable doors or windows that open out to the sidewalk; there is no outdoor seating included with this application or currently planned; and
- iii. **Whereas**, the hours of operation will be 11 AM to 11 PM Sundays through Wednesdays and 11 AM to 1 AM Thursdays through Saturdays Sundays through Thursdays from 5 PM to 10:30 PM and Fridays and Saturdays from 5 PM to 11:30 PM; music will be recorded background music only, there will be no TVs, no dancing, DJs, live music, no promoted events, scheduled performances or events where a cover fee is charged; and
- iv. **Whereas**, the premises is previously unlicensed and had operated for many years as a framing shop and from 2022 until 2025 as a coffee shop serving coffee, bubble tea and smoothies without a liquor license; and

v. **Whereas**, the Applicant reached out to, and has support from, West 10th Street and Greenwich Avenue Neighbors block association and has executed and has had notarized a Stipulations Agreement with CB2M that they agreed to submit to the NYSLA and agreed would be attached and incorporated into the “method of operation” of the new Restaurant Wine license, with those stipulations as follows:

1. Premises will be advertised and operated as a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night
2. The hours of operation will be Sundays through Thursdays from 5 PM to 10:30 PM and Fridays and Saturdays from 5 PM to 11:30 PM. All patrons will be cleared, and no patrons will remain after stated closing time.
3. Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
4. Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk café and/or roadbed seating.
5. Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
6. Will not have televisions.
7. Will close all doors and windows at all times, allowing only for patron ingress and egress.
8. Will ensure doorway at the rear of the building is an alarmed door to prevent patron and employee access aside from in case of emergency.
9. Will not install or have French doors, operable windows or open facades.
10. Will not make changes to the existing façade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations..
11. Will comply with NYC Department of Buildings Regulations and keep current at all times required Permits and Certificates.
12. Will not have unlimited drink or unlimited food and drink specials. Will not have “boozy brunches.” No pitchers of beer.
13. Will not have any of the following: dancing, DJs, live music, promoted events, any event where a cover fee is charged, scheduled performances, velvet ropes or barricades or doormen/security personnel.
14. Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
15. Will appear before CB2, Manhattan prior to submitting changes to any stipulation agreed to herein.

vi. **Whereas**, there already are a number of licensed establishments in the immediate area, there being **67 active licensed premises** and 13 pending licenses within 750 feet of the premises proposed to be licensed according to LAMP, this application being for the service of beer and wine only and thus not subject to the 500 Foot Rule; and

THEREFORE BE IT RESOLVED that CB2, Man. recommends **denial** of the application for the Restaurant Wine license for **Shin Takumi Inc 44 Greenwich Ave 10011**, **unless** the statements the Applicant has presented are accurate and complete, and that those conditions and stipulations agreed to by the Applicant are incorporated into the “method of operation” of the NYSLA liquor license.

Vote: Unanimous, 35 Board Members in favor.

We respectfully request that your agency take action consistent with the positions expressed in the above.

Sincerely,



Donna Raftery, Chair
SLA Licensing 1 and 2 Committees
Community Board #2, Manhattan



Valerie De La Rosa, Chair
Community Board #2, Manhattan

VDLR/em

cc: Hon. Daniel Goldman, Congressman
Hon. Brian Kavanagh, NY State Senator
Hon. Deborah J. Glick, NY State Assembly
Hon. Grace Lee, State Assembly Member
Hon. Michael Levine, NYC Comptroller
Hon. Brad Hoylman-Sigal, Man. Borough President
Hon. Erik Bottcher, NYC Council Member
Hon. Christopher Marte, NYC Council Member
Hon. Harvey Epstein, NYC Council Member
Thomas Donohue, Deputy Commissioner of Licensing, NY State Liquor Authority



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Community Board 2 Liquor License Stipulations Friday, February 13, 2026.
If not returned 24 hours prior to CB2s full board meeting, the application will be denied.

I, Tianyan Pan as a qualified representative of Shin Takumi Inc. located at 44 Greenwich Avenue, New York, NY 10011 agree to the following stipulations:

Application Type: [] OP Restaurant/Tavern [x] RW [] TW [] Alteration [] Other:

[x] Premise will be advertised and operated as a Japanese Omakase restaurant.

[x] Hours of operation:

Sunday: 5 PM to 10:30 PM Thursday: 5 PM to 10:30 PM
Monday: 5 PM to 10:30 PM Friday: 5 PM to 11:30 PM
Tuesday: 5 PM to 10:30 PM Saturday: 5 PM to 11:30 PM
Wednesday: 5 PM to 10:30 PM

(Premises will open no later than stated opening time and NO patrons will remain after stated closing time.)

- [x] Will operate a full-service Japanese Omakase restaurant with the kitchen open and full menu items available until closing every night.
[x] Will not operate as a Lounge, Tavern or Sports Bar or allow any portion of premises to be operated in that manner.
[x] Will not operate a backyard garden or any other outdoor area for commercial purposes including any sidewalk cafe and/or roadbed seating.
[x] Will play recorded background music at conversational levels only. No music will be audible in any adjacent residences at any time.
[x] Will not have televisions.
[x] Will close all doors and windows at all times, allowing only for patron ingress and egress.
[x] Will ensure doorway at the rear of the building is an alarmed door to prevent patron and employee access aside from in case of emergency.
[x] Will not have patron occupancy/service to any portion of the basement of licensed premises.
[x] Will not install or have French doors, operable windows or open facades.
[x] Will not make changes to the existing facade except to change signage or awning and will comply with all NYC Landmark Preservation Commission regulations.
[x] Will comply with NYC Department of Buildings Regulations and will keep current at all times required Permits and Certificates.
[x] Will not have unlimited drink or unlimited food and drink specials. Will not have "boozy brunches." No pitchers of beer.
Will not have: [x] Dancing [x] DJs [x] Live Music [x] Promoted Events [x] Any event where cover fee is charged
[x] Scheduled Performances [x] Velvet ropes or metal barricades [x] Security Personnel/Doorman.
[x] Will not add more principals as presented to CB2 with greater than 20% share of business prior to submission of original application to the NYSLA.
[x] Will appear before CB2, Man. prior to submitting any changes to any stipulation agreed to herein.

Residents may contact the Manager/Owner at the following phone number. Any complaints will be addressed immediately

Name: PAN, TIANYAN Phone Number: 646-886-0206

Signed: [Signature] Print Name: PAN, TIANYAN Notary Public: [Signature] PUBLIC-STATE OF NEW YORK No. 01LI6426106 Sworn to this 13th day of February 2026 Qualified in Queens County My Commission Expires 12-06-2029

CB2 and Applicant/Licensee request that the SLA add these stipulations to the method of operation/conditions of license